

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22172

Property Information

property address: 307 N TEXAS AVE

legal description: CITY OF BRYAN, BLOCK 43, LOT 6R

owner name/address: YOUNG, FLOYD

307 N TEXAS AVE

BRYAN, TX 77803-5319

full business name: A & A Auto Rentals & Sales + Travel Agency

land use category: Comm-Detail type of business: Rentals + Sales + Car Wash

current zoning: C3

occupancy status: occ

lot area (square feet): 10120

frontage along Texas Avenue (feet): 115

lot depth (feet): 90

sq. footage of building: 2352

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): brick

building/site condition: 2

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) rear

fr=28/str side=26/ppr side=40/rear=0

approximate construction date: 1986 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: metal / plastic

overall condition (specify): poor

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 20

lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_

space sizes: 18 sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: dirty but fair, faded stripes

end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no  
if yes, which ones: Second smaller one; there are 3 w/ no need

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: Everywhere; backing bldg. + parking lot

**Outside Storage**

☒ yes ☐ no (specify) Cars, BBQ pit, grill, tools, tires  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no N/A

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

**Other Comments:**

Hole in brick